



RESIDENTIAL REAL ESTATE PURCHASE
COVID-19 ADDENDUM



To be used in conjunction with the Residential Real Estate Purchase Agreement
approved by the Northwest Ohio REALTORS® fka Toledo Regional Association of REALTORS®

This COVID-19 Addendum ("Addendum") is made part of the Residential Real Estate Purchase Agreement dated
_____, 20___, between _____, as Seller, and
_____ as Purchaser, for the Property located at
_____ ("Agreement"). In the event of any conflict or
ambiguity in the terms of the Agreement and this Addendum, the terms of this Addendum shall govern. Any terms not defined
herein shall have the same meaning as set forth in the Agreement.

In the event either party is prevented from timely performing its obligations, completing inspections, or satisfying any other
condition precedent under the Agreement as the result of: (1) a COVID-19 caused work-stoppage, shutdown, and/or the closure
of a governmental entity, financial institution, or other business essential to Closing; or (2) such party becoming subject to a
medically required quarantine, government ordered travel restriction, or similar COVID-19 related occurrence or circumstance
(each of the foregoing, a "COVID-19 Condition"), then the party whose performance is prevented by the COVID-19 Condition
shall provide written notice to the other party describing the COVID-19 Condition (the "Notice"), and all time periods under the
Agreement, which have not expired prior to the date of such Notice, including but not limited to the Financing Contingency
Period, Inspection Period, and Closing, shall be extended for a period of 10 days from the date that the COVID-19 Condition
terminates, ceases and/or no longer prevents the parties' performance under the Agreement. If the COVID-19 Condition
continues for more than _____ days beyond the Closing date originally established by the Agreement, then either party
may terminate the Agreement by delivering written notice of termination to the other party, whereupon all deposits shall be
promptly refunded to the Purchaser, and the parties shall be released from all further obligations under the Agreement. If the
number of days in the preceding sentence is left blank, then the Agreement shall automatically terminate if the transaction
contemplated by the Agreement fails to close as a result of the COVID-19 Condition by the date that is thirty (30) days following
the Closing date originally established by the Agreement.

[] Additional Terms and/or Amendments. The parties agree to amend the Agreement by adding and/or changing
the terms as follows:

Multiple horizontal lines for additional terms and/or amendments.

This COVID-19 Addendum, upon execution by the parties, becomes an integral part of this Agreement.

Purchaser Signature Date

Seller Signature Date

Purchaser Signature Date

Seller Signature Date